101.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,100 / 805,100
					USE VALUE:	805,100 / 805,100
					ASSESSED:	805,100 / 805,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUI MICHAEL D & CATHERINE H
Owner 2:	TRS/ BUI 2019 FUNDING TRUST
Owner 3:	
Street 1:	22 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUI MICHAEL D & CATHERINE H -
Owner 2:	-
Street 1:	22 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .283 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 2143 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12331.000	252,100		553,000	805,100
Total Card	0.283	252,100		553,000	805,100
Total Parcel	0.283	252,100		553,000	805,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.65 /Parcel: 375.65

Legal Description

User Acct 65093

GIS Ref

GIS Ref

Insp Date 10/04/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 101.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,100	0	12,331.	553,000	805,100		Year end	12/23/2021
2021	101	FV	243,200	0	12,331.	553,000	796,200		Year End Roll	12/10/2020
2020	101	FV	243,200	0	12,331.	553,000	796,200	796,200	Year End Roll	12/18/2019
2019	101	FV	203,300	0	12,331.	553,000	756,300	756,300	Year End Roll	1/3/2019
2018	101	FV	203,300	0	12,331.	474,000	677,300	677,300	Year End Roll	12/20/2017
2017	101	FV	203,300	0	12,331.	442,400	645,700	645,700	Year End Roll	1/3/2017
2016	101	FV	203,300	0	12,331.	379,200	582,500	582,500	Year End	1/4/2016
2015	101	FV	202,300	0	12,331.	339,700	542,000	542,000	Year End Roll	12/11/2014

!8086!

PRINT

Date	Time
12/30/21	06:42:36

LAST REV

Date	Time
08/08/19	08:27:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8086

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUI MICHAEL D &	73007-54	1	7/29/2019	Convenience	1	No	No		
SPERO MARY A/T	68426-236		11/17/2016		715,480	No	No		
	19867-553		6/1/1989		1	No	No		MARYANNE SPERO D.O.D. 6/4/2015 BK 66292 PG 44

USER DEFINED

Prior Id # 1:	65093
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
10/4/2016	Meas/Inspect	DGM	D Mann
3/30/2009	Meas/Inspect	163	PATRIOT
10/21/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12331		Sq. Ft.	Site		0	70.	0.64	4									552,955						553,000	

Total AC/HA:	0.28308	Total SF/SM:	12331	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	552,955	Spl Credit		Total:	553,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98147005
Adj $ / SQ:	132.498
Other Features:	103752
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365326
Depreciation:	113251
Depreciated Total:	252075

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

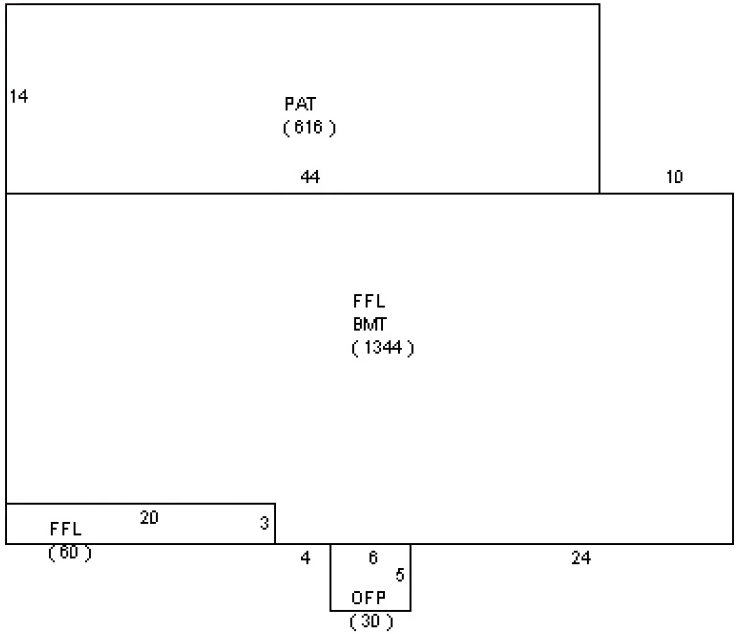
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	132.50
Special Features:	0	Val/Su Net:	74.28
Final Total:	252100	Val/Su SzAd	179.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,404	132.500	186,028
BMT	Basement	1,344	53.960	72,522
PAT	Patio	616	2.810	1,728
OFP	Open Porch	30	43.180	1,296

Net Sketched Area:	3,394			Total:	261,574
Size Ad	1404	Gross Area	3394	FinArea	2143

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	55		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	